

MICHAEL JAY BERGER (State Bar # 100291)  
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Proposed Counsel for Debtor in Possession,  
Leslie Klein

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION

In re	)	Case No. 2:23-bk-10990-SK
Leslie Klein,	)	AP Case No.: 2:23-ap-01147-SK
Debtor.	)	Chapter 11
_____		<b>FIRST AMENDED COMPLAINT FOR:</b>
Leslie Klein, an individual,	)	(1) <b>AVOIDANCE OF PREFERENCE</b>
Plaintiff,	)	[11 U.S.C. § 547];
v.	)	(2) <b>RECOVERY OF AVOIDED</b>
Joseph Vago, and Erica Vago, individuals,	)	<b>TRANSFERS</b> [11 U.S.C. § 550(a)];
Defendants.	)	<b>AND</b>
	)	(3) <b>AUTOMATIC PRESERVATION</b>
	)	<b>OF AVOIDED TRANSFERS</b> [11
	)	<b>U.S.C. § 551]</b>

Leslie Klein, the Debtor and Debtor-in-Possession in the above-referenced chapter 11 bankruptcy case (the "Plaintiff" and/or the "Debtor") respectfully alleges and avers in his First Amended Complaint to avoid, recover and preserve avoided transfers, as follows:

**JURISDICTION AND VENUE**

1. This Court has jurisdiction over this adversary proceeding pursuant to 28

1 U.S.C. Sections 151, 157(b)(1), and 1334(a).

2 2. This adversary proceeding is commenced pursuant to Rule 7001, et seq. of  
3 the Federal Rules of Bankruptcy Procedure and Sections 502, 547, 550, and 551 of 11  
4 U.S.C. Section 101 et seq. (the “Bankruptcy Code”).

5 3. Venue in this Court is proper pursuant to 28 U.S.C. Section 1409(a) as this  
6 adversary proceeding arises under and in connection with a case under Title 11 which is  
7 pending in this District.

8 4. This is a core proceeding as defined by 28 U.S.C. Section 157(b)(2)(A), (B),  
9 (F), and (O).

10 **PARTIES**

11 5. On February 22, 2023 (the “Petition Date”), Leslie Klein commenced his  
12 bankruptcy case by filing voluntary petition for relief under Title 11, Chapter 11 of the  
13 United States Code [Case No.: 2:23-bk-10990-SK] (the “Bankruptcy Case”).

14 6. Plaintiff brings this action in his capacity as the Debtor and Debtor-in-  
15 Possession in the Bankruptcy Case.

16 7. Plaintiff is, and at all times mentioned herein, an individual residing in the  
17 County of Los Angeles, State of California.

18 8. Plaintiff is informed and believes, and thereon alleges, that Defendants  
19 Joseph and Erica Vago (the “Vagos” or “Defendants”) are, and at all times mentioned  
20 herein, residents of the County of Los Angeles, State of California.

21 9. Plaintiff does not have personal knowledge of all the facts alleged in this  
22 Complaint and, therefore, alleges certain facts on information and belief. Plaintiff reserves  
23

1 his right to amend this First Amended Complaint to allege additional claims against the  
2 Defendants and to challenge and recover transfers made to or for the benefit of the  
3 Defendants in addition to those transfers alleged in this First Amended Complaint.

4 10. On April 4, 2023, Defendants filed a Proof of Claim in Debtor's underlying  
5 Bankruptcy case asserting a prepetition claim in the sum of \$24,880,721.51 as a secured  
6 claim by virtue of a Judgment on Special Verdict entered on December 2, 2022.

7 11. Plaintiff is informed and believes, and on that basis alleges thereon, that  
8 Defendants recorded the following Abstracts of Judgments and Notices of Judgment Liens  
9 within 90 days prior to the Petition Date, as follows:  
10

11 a. On December 16, 2022, the Defendants recorded an Abstract of Judgment in  
12 the Los Angeles County Recorder's Office (Recording No.: 20221178779).

13 b. On January 12, 2023 Defendants recorded an Amended Abstract of  
14 Judgment in the Los Angeles County Recorder's Office (Recording No.:  
15 20230026369).

16 c. On December 16, 2022, the Defendants recorded an Abstract of Judgment in  
17 the Orange County Recorder's Office (Recording No.: 2022000409986).

18 d. On January 12, 2023 Defendants recorded a Notice of Judgment Lien in the  
19 Orange County Recorder's Office (Recording No.: 2023000009373).

20 e. On December 16, 2022, the Defendants recorded an Abstract of Judgment in  
21 the Riverside County Recorder's Office (Recording No.: 20220504784).

22 f. On January 12, 2023, the Defendants recorded an Abstract of Judgment in  
23 the San Bernardino County Recorder's Office (Recording No.: 2023-  
24

0009468).

- g. On January 12, 2023, the Defendants recorded an Abstract of Judgment in the San Diego County Recorder's Office (Recording No.: 2023-0009943).
- h. On December 16, 2022, the Defendants recorded an Abstract of Judgment in the Ventura County Recorder's Office (Recording No.: 202200016414).
- i. On January 12, 2023, the Defendants recorded an Amended Abstract of Judgment in the Ventura County Recorder's Office (Recording No.: 2023000002104).
- j. On January 12, 2023, the Defendants recorded a Notice of Judgment Lien in the State of California, with the Office of the Secretary of State in Sacramento (Recording No.: U230002837926).

(collectively referred to as the "Transfers").

12. Defendants were, at all times material hereto, creditors of the Debtor during the period commencing ninety (90) days prior to the Petition Date and concluding on the Petition Date and for whose benefit certain of the recoverable transfers alleged in this First Amended Complaint were made and/or an immediate or mediate transferee of such recoverable Transfers.

### **GENERAL ALLEGATIONS**

13. As set forth in **Exhibit-A**, which is attached hereto and specifically incorporated herein by reference, Plaintiff is informed and believes, and on that basis alleges thereon, that Defendants recorded the following Abstracts of Judgments and Notices of Judgment Liens within 90 days prior to the Petition Date, as follows:

- a. On December 16, 2022, the Defendants recorded an Abstract of Judgment in the Los Angeles County Recorder's Office (Recording No.: 20221178779).
- b. On January 12, 2023 Defendants recorded an Amended Abstract of Judgment in the Los Angeles County Recorder's Office (Recording No.: 20230026369).
- c. On December 16, 2022, the Defendants recorded an Abstract of Judgment in the Orange County Recorder's Office (Recording No.: 202200409986).
- d. On January 12, 2023 Defendants recorded a Notice of Judgment Lien in the Orange County Recorder's Office (Recording No.: 2023000009373).
- e. On December 16, 2022, the Defendants recorded an Abstract of Judgment in the Riverside County Recorder's Office (Recording No.: 20220504784).
- f. On January 12, 2023, the Defendants recorded an Abstract of Judgment in the San Bernardino County Recorder's Office (Recording No.: 2023-0009468).
- g. On January 12, 2023, the Defendants recorded an Abstract of Judgment in the San Diego County Recorder's Office (Recording No.: 2023-0009943).
- h. On December 16, 2022, the Defendants recorded an Abstract of Judgment in the Ventura County Recorder's Office (Recording No.: 202200016414).
- i. On January 12, 2023, the Defendants recorded an Amended Abstract of Judgment in the Ventura County Recorder's Office (Recording No.: 2023000002104).
- j. On January 12, 2023, the Defendants recorded a Notice of Judgment Lien in

1 the State of California, with the Office of the Secretary of State in  
2 Sacramento (Recording No.: U230002837926).  
3 (collectively referred to as the "Transfers").

4 14. All of the above listed Abstracts of Judgment and Notices of Judgment Liens  
5 (the "Transfers") were recorded and filed to perfect a security interest within the ninety-  
6 day preference period created by 11 U.S.C. § 547. Defendants' action of recording the  
7 Abstracts of Judgment and Notices of Judgment Lien constitute transfers of property to or  
8 for the benefit of the Defendants within the ninety (90) days prior to the Petition Date.

9 15. Plaintiff is informed and believes, and on that basis alleges thereon, that prior  
10 to receiving the Transfers, the Plaintiff-Debtor was indebted to the Defendants. After such  
11 debt was created, the Defendants made the Transfers on account of those obligations. As  
12 such, the Transfers were payment on account of antecedent debt owed by the Plaintiff-  
13 Debtor to the Defendants.

14  
15  
16  
17 **FIRST CLAIM FOR RELIEF**

18 [FOR AVOIDANCE OF PREFERENTIAL TRANSFER – 11 U.S.C. §547(b)]

19 16. Plaintiff re-alleged and incorporates by this reference each and every  
20 allegation set forth in paragraphs 1 through 15, inclusive, as though fully set forth herein.

21 17. Plaintiff is informed and believes, and on that basis alleges thereon, that the  
22 Transfers were of a property interest of the Plaintiff-Debtor.

23 18. Plaintiff is informed and believes, and on that basis alleges thereon, that the  
24 Transfers were made to or for the benefit of Defendants at a time in which Defendants  
25 were creditors of the Plaintiff-Debtor, as the term "creditor" is defined by 11 U.S.C.

1 Section 101(10).

2 19. Plaintiff is informed and believes, and on that basis alleges thereon, that the  
3 Transfers were for or on account of an antecedent debt owed by the Plaintiff-Debtor to  
4 Defendants before such Transfers were made.

5 20. Plaintiff is informed and believes, and on that basis alleges thereon, that the  
6 Transfers were made while the Plaintiff-Debtor was insolvent.

7 21. Plaintiff is informed and believes, and on that basis alleges thereon, that the  
8 Transfers enabled Defendants to receive more than Defendants would otherwise have  
9 received if (a) Plaintiff-Debtor's bankruptcy case was a case under chapter 7 of the  
10 Bankruptcy Code; (b) the Transfers had not been made; and (c) Defendants received  
11 payment of such debt to the extent provided by the provisions of the Bankruptcy Code.

12 22. The Transfers may be avoided pursuant to 11 U.S.C. §547(b).

13 23. Interest on the Transfers has accrued and continues to accrue from the date  
14 the Transfers were made.

15 24. Plaintiff is entitled to an order and judgment under 11 U.S.C. §547(b) that  
16 the Transfers are avoided pursuant to 11 U.S.C. §547(b).

17  
18 **SECOND CLAIM FOR RELIEF**

19 [FOR RECOVERY OF AVOIDED TRANSFER - 11 U.S.C. § 550]

20 25. Plaintiff re-alleged and incorporates by this reference each and every  
21 allegation set forth in paragraphs 1 through 24, inclusive, as though fully set forth herein.

22 26. Plaintiff is informed and believes and, based upon such information and  
23 belief, alleges that Defendants were the initial transferees of the Transfers, or the entity for  
24

1 whose benefit the Transfers were made, or are the immediate or mediate transferees of the  
2 initial transferee receiving such Transfers, or any of them.

3 27. Pursuant to 11 U.S.C. §550, upon avoidance of the Transfers under the First  
4 Claim for Relief alleged herein, Plaintiff is entitled to avoid the Transfers under 11 U.S.C.  
5 §547(b) and to recover the value of the property transferred under the Transfers and/or the  
6 amount of the Transfers, together with interest thereon at the maximum legal rate from the  
7 date of the Transfers, as set forth above.

9 28. Plaintiff is entitled to an order and judgment under 11 U.S.C. §550 that the  
10 Transfers are avoided and recovered for the benefit of the Plaintiff-Debtor's bankruptcy  
11 estate.  
12

13 **THIRD CLAIM FOR RELIEF**

14 [FOR PRESERVATION OF AVOIDED TRANSFER – 11 U.S.C. §551]

15 29. Plaintiff re-alleged and incorporates by this reference each and every  
16 allegation set forth in paragraphs 1 through 28, inclusive, as though fully set forth herein.

18 30. Pursuant to 11 U.S.C. §551, Plaintiff is entitled to preserve any of the  
19 Transfers avoided under the First Claim for Relief alleged herein for the benefit of the  
20 Plaintiff-Debtor's bankruptcy estate pursuant to 11 U.S.C. §551.  
21

22 31. Plaintiff is entitled to an order and judgment under 11 U.S.C. §551 that the  
23 Transfers are preserved for the benefit of the Plaintiff-Debtor's bankruptcy estate.

24 ///

25 ///

26 ///

27 ///



**PRAYER FOR RELIEF**


WHEREFORE, Plaintiff prays for a judgment on this First Amended Complaint, as it may be amended from time to time, as follows:

1. For avoidance of the Transfers under 11 U.S.C. §547(b);
2. For recovery from Defendants by Plaintiff of the value of the property transferred under the Transfers and/or the amount of the Transfers under 11 U.S.C. §550;
3. For preservation of avoided Transfers for the Plaintiff-Debtor's bankruptcy estate;
4. Attorney's fees, costs and expenses, to the extent recoverable under applicable law and the evidence submitted to the Bankruptcy Court; and
5. For such other and further relief as the Court deems just and proper.

Dated: May 12, 2023

LAW OFFICES OF MICHAEL JAY BERGER

By:

  
MICHAEL JAY BERGER  
Proposed Attorney for Plaintiff  
Leslie Klein

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## **EXHIBIT “A”**

Fill in this information to identify the case:

Debtor 1 LESLIE KLEIN

Debtor 2  
(Spouse, if filing)

United States Bankruptcy Court for the: Central District of California

Case number 2:23-10990-SK

## Official Form 410

### Proof of Claim

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

#### Part 1: Identify the Claim

1. Who is the current creditor?

ERICA VAGO and JOSEPH VAGO

Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor

2. Has this claim been acquired from someone else?

☒ No

☐ Yes. From whom?

3. Where should notices and payments to the creditor be sent?

Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?

Brian A. Procel / Procel Law, PC

Name

401 Wilshire Blvd, 12th Floor

Number Street

Santa Monica

CA

90401

City

State

ZIP Code

Contact phone 424-788-4538

Contact email brian@procel-law.com

Where should payments to the creditor be sent? (if different)

Brian A. Procel / Procel Law, PC

Name

401 Wilshire Blvd, 12th Floor

Number Street

Santa Monica

CA

90401

City

State

ZIP Code

Contact phone 424-788-4538

Contact email brian@procel-law.com

Uniform claim identifier for electronic payments in chapter 13 (if you use one):

4. Does this claim amend one already filed?

☒ No

☐ Yes. Claim number on court claims registry (if known)

Filed on

MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?

☒ No

☐ Yes. Who made the earlier filing?

**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

6. Do you have any number you use to identify the debtor? ☒ No  
☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: \_\_\_\_\_

7. How much is the claim? \$ 24,880,721.51. Does this amount include interest or other charges?  
☐ No  
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.  
Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).  
Limit disclosing information that is entitled to privacy, such as health care information.

State Court Judgment on Special Verdict

9. Is all or part of the claim secured? ☐ No  
☒ Yes. The claim is secured by a lien on property.

**Nature of property:**

☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.

☐ Motor vehicle

☐ Other. Describe: \_\_\_\_\_

**Basis for perfection:** Exhibit 1 Judgment; Exhibit 2 Abstracts, etc.

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

**Value of property:** \$ \_\_\_\_\_

**Amount of the claim that is secured:** \$ \_\_\_\_\_

**Amount of the claim that is unsecured:** \$ \_\_\_\_\_ (The sum of the secured and unsecured amounts should match the amount in line 7.)

**Amount necessary to cure any default as of the date of the petition:** \$ \_\_\_\_\_

**Annual Interest Rate** (when case was filed) 10.00 %

☒ Fixed

☐ Variable

10. Is this claim based on a lease? ☒ No  
☐ Yes. Amount necessary to cure any default as of the date of the petition. \$ \_\_\_\_\_

11. Is this claim subject to a right of setoff? ☒ No  
☐ Yes. Identify the property: \_\_\_\_\_

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No

☐ Yes. Check all that apply:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ \_\_\_\_\_

☐ Up to \$3,025\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ \_\_\_\_\_

☐ Wages, salaries, or commissions (up to \$13,650\*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ \_\_\_\_\_

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ \_\_\_\_\_

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ \_\_\_\_\_

☐ Other. Specify subsection of 11 U.S.C. § 507(a)( ) that applies.

\$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

**Part 3: Sign Below**

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 03/03/2023  
MM / DD / YYYY

Signature

Print the name of the person who is completing and signing this claim:

Name	Brian A. Procel		
	First name	Middle name	Last name
Title	Counsel for Claimant		
Company	Procel Law, PC		
	Identify the corporate servicer as the company if the authorized agent is a servicer.		
Address	401 Wilshire Blvd, 12th Floor		
	Number	Street	
	Santa Monica	CA	90401
	City	State	ZIP Code
Contact phone	424-788-4538		Email brian@procel-law.com

# EXHIBIT 1

# EXHIBIT 1

**INTEREST CALCULATION ATTACHMENT TO PROOF OF CLAIM**

Amount of Judgment: Exhibit 1)	\$24,334,038.99 (see pp. 22 and 27 of
Days between entry of judgment and Petition Date:	82
Post-judgment rate of interest:	10%
Post-judgment interest as of Petition Date:	\$546,682.52
<b>Total Amount of Claim as of Petition Date:</b>	<b>\$24,880,721.51</b>

Electronically Received 11/15/2022 10:32 AM

1 BRIAN A. PROCEL (State Bar No. 218657)  
brian@procel-law.com  
2 PROCEL LAW, PC  
401 Wilshire Boulevard  
3 12th Floor  
Santa Monica, California 90401  
4 Telephone: (424) 788-4538  
5 Attorneys for Plaintiffs  
ERICA VAGO and JOSEPH VAGO  
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**FILED**  
Superior Court of California  
County of Los Angeles

**12/02/2022**

Shen R. Carter, Executive Officer / Clerk of Court

By: M. Ventura Deputy

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF LOS ANGELES, CENTRAL DISTRICT**

ERICA VAGO and JOSEPH VAGO,

Plaintiffs,

v.

LESLIE KLEIN; LES KLEIN &  
ASSOCIATES, INC.; KENNETH KOLEV  
KLEIN; and LAW OFFICE OF KENNETH  
KLEIN, P.C.,

Defendants.

**CASE NO. 20STCV25050**

**~~PROPOSED~~ JUDGMENT ON SPECIAL  
VERDICT**

Assigned for All Purposes to:  
Hon. Terry A. Green, Dept. 14

Action Filed: July 1, 2020  
Trial Date: August 29, 2022

**~~PROPOSED~~ JUDGMENT  
EXHIBIT "1"**

Page 2 of 25

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1 This action came on regularly for trial on August 29, 2022, in Department 14 of the  
2 Superior Court, the Honorable Terry A. Green, Judge Presiding;

3 Plaintiffs Erica and Joseph Vago (collectively, "Plaintiffs") appearing by attorney Brian  
4 Procel, Esq.; and Defendants Leslie Klein and Les Klein & Associates, Inc. (collectively,  
5 "Defendants") appearing by attorney Jeffrey Slott.

6 A jury of twelve (12) persons was regularly impaneled and sworn and agreed to try the  
7 cause. Witnesses were sworn and testified. After hearing the evidence and arguments of counsel,  
8 the jury was duly instructed by the Court and the cause was submitted to the jury with directions  
9 to return a special verdict. The jury deliberated and thereafter returned to court with its special  
10 verdict submitted to the jury and the answers given thereto by the jury, which verdict was in words  
11 and figures as follows, to wit:

12  
13 **INTENTIONAL INFLICTION OF EMOTIONAL DISTRESS**  
14 **(BY ERICA VAGO AGAINST DEFENDNTS)**  
15

16 1. Was Mr. Klein's conduct outrageous?

17 ☒ Yes ☐ No

18 If your answer to question 1 is yes, then answer question 2. If you answered no,  
19 stop here, answer no further questions, and have the presiding juror sign and date  
20 this form.

21 2. Did Mr. Klein intend to cause Erica Vago emotional distress?

22 ☐ Yes ☒ No

23 If your answer to question 2 is yes, then answer question 4. If you answered no, go  
24 to question 3.

25 3. Did Mr. Klein act with reckless disregard of the probability that Erica Vago would  
26 suffer emotional distress, knowing that Erica Vago was present when the conduct  
27 occurred?

28 ☒ Yes ☐ No

If your answer to question 3 is yes, then answer question 4. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

4. Did Erica Vago suffer severe emotional distress?

       Yes      X   No

If your answer to question 4 is yes, then answer question 5. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

5. Was Mr. Klein's conduct a substantial factor in causing Erica Vago's severe  
emotional distress?

       Yes           No

If your answer to question 5 is yes, then answer question 6. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

6. What are Erica Vago's damages for pain and suffering?

\$   N/A  

TOTAL \$

  N/A  

Signed:       /Signature        
Presiding Juror

Dated: September 15, 2022

**INTENTIONAL MISREPRESENTATION**  
**(BY ERICA VAGO AGAINST DEFENDENTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein make a false representation of a fact to Erica Vago?

☒ Yes ☐ No

If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein know that the representation was false, or did he make the representation recklessly and without regard for its truth?

☒ Yes ☐ No

If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Did Erica Vago reasonably rely on the representation?

☒ Yes ☐ No

If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Was Erica Vago's reliance on Mr. Klein's representation a substantial factor in causing harm to Erica Vago?

☒ Yes ☐ No

If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

5. What are Erica Vago's economic damages?

\$ 8,300,000

Please answer question 6.

6. What are Erica Vago's noneconomic damages for pain and suffering?

\$ 0

TOTAL \$ 8,300,000

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**CONCEALMENT  
(BY ERICA VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein intentionally fail to disclose a fact that Erica Vago did not know and could not reasonably have discovered?

X Yes        No

If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein intend to deceive Erica Vago by concealing the fact?

X Yes        No

If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Had the omitted information been disclosed, would Erica Vago reasonably have behaved differently?

X Yes        No

If your answer to question 3 is yes, then answer question 4. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

4. Was Mr. Klein's concealment a substantial factor in causing harm to Erica Vago?

  X   Yes        No

If your answer to question 4 is yes, then answer question 5. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

5. What are Erica Vago's economic damages?

\$ 8,300,000

Please answer question 6.

6. What are Erica Vago's noneconomic damages for pain and suffering?

\$ 0

TOTAL \$ 8,300,000

Signed:           /Signature            
Presiding Juror

Dated: September 15, 2022

**FALSE PROMISE**

**(BY ERICA VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein make a promise to Erica Vago?

☒ Yes ☐ No

If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein intend to perform this promise when he made it?

☒ Yes ☐ No

If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Did Mr. Klein intend that Erica Vago rely on this promise?

☐ Yes ☐ No

If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Did Erica Vago reasonably rely on this promise?

☐ Yes ☐ No

If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

5. Did Mr. Klein fail to perform the promised act?

☐ Yes ☐ No

If your answer to question 5 is yes, then answer question 6. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

6. Was Erica Vago's reliance on Mr. Klein's promise a substantial factor in causing  
harm to Erica Vago?

\_\_\_\_ Yes \_\_\_\_ No

If your answer to question 6 is yes, then answer question 7. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

7. What are Erica Vago's economic damages?

\$ \_N/A\_

Please answer question 8.

8. What are Erica Vago's noneconomic damages for pain and suffering?

\$ \_N/A\_

TOTAL \$ \_N/A\_

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**FINANCIAL ABUSE**  
**(BY ERICA VAGO AGAINST DEFENDANTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein retain Erica Vago's money or property?

☒ Yes ☐ No

If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Were Erica Vago 65 years of age or older at the time of the conduct?

☒ Yes ☐ No

If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Did Mr. Klein retain the money or property for a wrongful use or with the intent to defraud?

☒ Yes ☐ No

If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Were Erica Vago harmed?

☒ Yes ☐ No

If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

5. Was Mr. Klein's conduct a substantial factor in causing Erica Vago's harm?

☒ Yes ☐ No



If your answer to question 5 is yes, then answer question 6. If you answered no,  
stop here, answer no further questions, and have the presiding juror sign and date  
this form.

6. What are Erica Vago's economic damages?

\$ 8,300,000

TOTAL \$8,300,000

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**PUNITIVE DAMAGES  
(BY ERICA VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein engage in the conduct with malice, oppression, or fraud?

  X   Yes        No

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**PUNITIVE DAMAGES AGAINST EMPLOYER OR PRINCIPAL FOR CONDUCT  
OF A SPECIFIC AGENT OR EMPLOYEE  
(BY ERICA VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein engage in the conduct with malice, oppression, or fraud?

  X   Yes        No

1 If your answer to question 1 is yes, then answer question 2. If you answered no,  
2 stop here, answer no further questions, and have the presiding juror sign and date  
3 this form.

4  
5 Signed: /Signature  
6 Presiding Juror

7 Dated: September 15, 2022

8 **BREACH OF FIDUCIARY DUTY**  
9 **(BY ERICA VAGO AGAINST DEFENDNTS)**

10  
11 1. Mr. Klein owed Erica Vago fiduciary duties to act with the utmost loyalty and honesty.

12 2. Did Mr. Klein breach his fiduciary duties?

13 \_\_X\_\_ Yes        No

14 If your answer to question 2 is yes, then answer question 3. If you answered no, stop  
15 here, answer no further questions, and have the presiding juror sign and date this form.

16 3. Was Erica Vago harmed?

17 \_\_X\_\_ Yes        No

18 If your answer to question 3 is yes, then answer question 4. If you answered no, stop  
19 here, answer no further questions, and have the presiding juror sign and date this form.

20 4. Was Mr. Klein's conduct a substantial factor in causing Erica Vago's harm?

21 \_\_X\_\_ Yes        No

22 If your answer to question 4 is yes, then answer question 5. If you answered no, stop  
23 here, answer no further questions, and have the presiding juror sign and date this form.

24 5. What are Erica Vago's economic damages?

25 \$ 8,300,000

26  
27 TOTAL \$ 8,300,000

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**INTENTIONAL INFLICTION OF EMOTIONAL DISTRESS**  
**(BY JOSEPH VAGO AGAINST DEFENDNTS)**

1. Was Mr. Klein's conduct outrageous?

a. ☒ Yes ☐ No

b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein intend to cause Joseph Vago emotional distress?

a. ☐ Yes ☒ No

b. If your answer to question 2 is yes, then answer question 4. If you answered no, go to question 3.

3. Did Mr. Klein act with reckless disregard of the probability that Joseph Vago would suffer emotional distress, knowing that Joseph Vago was present when the conduct occurred?

a. ☒ Yes ☐ No

b. If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Did Joseph Vago suffer severe emotional distress?

a. ☒ Yes ☐ No

b. If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

5. Was Mr. Klein's conduct a substantial factor in causing Joseph Vago's severe emotional distress?

a. ☒ Yes ☐ No

b. If your answer to question 5 is yes, then answer question 6. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

6. What are Joseph Vago's damages for pain and suffering?

a. \$ 400,000

TOTAL \$400,000

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**INTENTIONAL MISREPRESENTATION  
(BY JOSEPH VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein make a false representation of a fact to Joseph Vago?

a. ☒ Yes ☐ No

b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein know that the representation was false, or did he make the representation recklessly and without regard for its truth?

a. ☒ Yes ☐ No

b. If your answer to question 2 is yes, then answer question 3. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

3. Did Joseph Vago reasonably rely on the representation?

a. ☒ Yes ☐ No

b. If your answer to question 3 is yes, then answer question 4. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

4. Was Joseph Vago's reliance on Mr. Klein's representation a substantial factor in  
causing harm to Joseph Vago?

a. ☒ Yes ☐ No

b. If your answer to question 4 is yes, then answer question 5. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

5. What are Joseph Vago's economic damages?

a. \$ 0

b. Please answer question 6.

6. What are Joseph Vago's noneconomic damages for pain and suffering?

a. \$ 0

TOTAL \$ 0

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**CONCEALMENT  
(BY JOSEPH VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein intentionally fail to disclose a fact that Joseph Vago did not know and could not reasonably have discovered?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
2. Did Mr. Klein intend to deceive Joseph Vago by concealing the fact?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
3. Had the omitted information been disclosed, would Joseph Vago reasonably have behaved differently?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
4. Was Mr. Klein's concealment a substantial factor in causing harm to Joseph Vago?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
5. What are Joseph Vago's economic damages?
  - a. \$ 0
  - b. Please answer question 6.
6. What are Joseph Vago's noneconomic damages for pain and suffering?
  - a. \$ 0

TOTAL \$ 0

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**FALSE PROMISE**  
**(BY JOSEPH VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein make a promise to Joseph Vago?

a. X Yes        No

b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Did Mr. Klein intend to perform this promise when he made it?

a. X Yes        No

b. If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Did Mr. Klein intend that Joseph Vago rely on this promise?

a.        Yes        No

b. If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Did Joseph Vago reasonably rely on this promise?

a.        Yes        No

b. If your answer to question 4 is yes, then answer question 5. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

5. Did Mr. Klein fail to perform the promised act?

a. ☐ Yes ☐ No

b. If your answer to question 5 is yes, then answer question 6. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

6. Was Joseph Vago's reliance on Mr. Klein's promise a substantial factor in causing  
harm to Joseph Vago?

a. ☐ Yes ☐ No

b. If your answer to question 6 is yes, then answer question 7. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

7. What are Joseph Vago's economic damages?

a. \$ N/A

b. Please answer question 8.

8. What are Joseph Vago's noneconomic damages for pain and suffering?

a. \$ N/A

TOTAL \$ N/A

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022



**FINANCIAL ABUSE**  
**(BY JOSEPH VAGO AGAINST DEFENDANTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein retain Joseph Vago's money or property?

a. ☐ Yes ☒ No

b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

2. Were Joseph Vago 65 years of age or older at the time of the conduct?

a. ☐ Yes ☐ No

b. If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

3. Did Mr. Klein retain the money or property for a wrongful use or with the intent to defraud?

a. ☐ Yes ☐ No

b. If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

4. Were Joseph Vago harmed?

a. ☐ Yes ☐ No

b. If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

5. Was Mr. Klein's conduct a substantial factor in causing Joseph Vago's harm?

a. ☐ Yes ☐ No

b. If your answer to question 5 is yes, then answer question 6. If you answered  
no, stop here, answer no further questions, and have the presiding juror sign  
and date this form.

6. What are Joseph Vago's economic damages?

a. \$ N/A

TOTAL \$ N/A

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**PUNITIVE DAMAGES**  
**(BY JOSEPH VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein engage in the conduct with malice, oppression, or fraud?

a. X Yes        No

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**PUNITIVE DAMAGES AGAINST EMPLOYER OR PRINCIPAL FOR CONDUCT**  
**OF A SPECIFIC AGENT OR EMPLOYEE**  
**(BY JOSEPH VAGO AGAINST DEFENDNTS)**

We answer the questions submitted to us as follows:

1. Did Mr. Klein engage in the conduct with malice, oppression, or fraud?

a. X Yes        No

b. If your answer to question 1 is yes, then answer question 2. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

**BREACH OF FIDUCIARY DUTY**  
**(BY JOSEPH VAGO AGAINST DEFENDNTS)**

1. Mr. Klein owed Joseph Vago fiduciary duties to act with the utmost loyalty and honesty.
2. Did Mr. Klein breach his fiduciary duties?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 2 is yes, then answer question 3. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
3. Was Joseph Vago harmed?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 3 is yes, then answer question 4. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
4. Was Mr. Klein's conduct a substantial factor in causing Joseph Vago's harm?
  - a. ☒ Yes ☐ No
  - b. If your answer to question 4 is yes, then answer question 5. If you answered no, stop here, answer no further questions, and have the presiding juror sign and date this form.
5. What are Joseph Vago's economic damages?

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a. \$ 0

i. TOTAL \$ 0

Signed: /Signature  
Presiding Juror

Dated: September 15, 2022

1 It appearing by reason of said special verdict that Plaintiff Erica Vago is entitled to  
2 judgment against Defendants Leslie Klein and Leslie Klein & Associates.

3 NOW THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that said Erica  
4 Vago shall have and recover from Defendants, jointly and severally:

- 5 1. Compensatory damages in the sum of \$8,300,000;
- 6 2. Prejudgment interest at the rate of 7 (seven) percent in the amount of  
7 \$7,334,038.99;
- 8 3. Punitive damages in the sum of \$8,300,000,
- 9 4. And interest thereon at the rate of ten percent per annum from the date of the  
10 verdict until paid together with costs and disbursements.

11  
12 It further appearing by reason of said special verdict that Plaintiff Joseph Vago is entitled  
13 to judgment against Defendants Leslie Klein and Leslie Klein & Associates.

14 NOW THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that said Joseph  
15 Vago shall have and recover from Defendants, jointly and severally:

- 16 1. \$400,000 for emotional distress
- 17 2. And interest thereon at the rate of ten percent per annum from the date of the  
18 verdict until paid together with costs and disbursements.

19  
20 The total amount of the judgment against Defendants jointly and severally is  
21 \$24,334,038.99.

22  
23 Dated: 12/02/2022



**Terry Green**

Terry Green / Judge

Hon. Terry Green  
Judge of the Superior Court

1 DATED: November 15, 2022

PROCEL LAW, PC



By: \_\_\_\_\_

BRIAN PROCEL  
Attorneys for Plaintiffs  
JOSEPH VAGO and ERICA VAGO

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[PROPOSED] JUDGMENT  
EXHIBIT "1"

**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Los Angeles, State of California. My business address 401 Wilshire Boulevard, 12<sup>th</sup> Floor, Santa Monica, California 90401.

On November 15, 2022, I served true copies of the following document(s) described as:

**[PROPOSED] JUDGMENT ON SPECIAL VERDICT**

on the interested parties in this action as follows:

**SERVICE LIST**

Jeffrey A. Slott	<i>Attorneys for Defendants</i>
LAW OFFICES OF JEFFREY A. SLOTT, APC	
15760 Ventura Blvd., Suite 1600	LESLIE KLEIN and
Encino, CA 91436	LES KLEIN & ASSOCIATES, INC.
Telephone: (818) 995-1955	
Facsimile: (818) 995-0955	
Email: jslott@aol.com	

**BY E-MAIL:** I caused a copy of the document(s) to be sent from e-mail address johnpark@procel-law.com to the person(s) at the e-mail address(es) listed in the Service List. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on November 15, 2022, at Santa Monica, California.

/s/ Brian Procel  
Brian Procel

# EXHIBIT 2

# EXHIBIT 2



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**20221178779**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/16/22 AT 02:57PM

Pages:  
0004

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	114.00



LEADSHEET



202212160200053

00023052005



013828596

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E447958

EXHIBIT "2"

E13-202212150007263

Page 1 of 31

**FOR REFERENCE ONLY** Case 2:23-ap-01147-SK Doc 5 Filed 05/12/23 Entered 05/12/23 17:42:49 Desc Main Document Page 32 of 61

RECORDING REQUESTED BY

Procel Law, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brian Procel

STREET ADDRESS Procel Law, PC  
401 Wilshire Blvd., 12th Floor

CITY, STATE &  
ZIP CODE  
Santa Monica, CA 90401

SPACE ABOVE FOR RECORDER'S USE ONLY

Abstract of Judgment

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number).

After recording, return to:

Brian Procel (State Bar No. 218657)

PROCEL LAW, PC

401 Wilshire Boulevard, 12th Floor

Santa Monica, California 90401

TEL NO.: (424) 788-4538

FAX NO. (optional):

E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:

20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]:

☒ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

Date: December 14, 2022

Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.



Sherrin R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):

12/15/2022

Clerk, by M. Nguyen

Deputy

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO.:  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

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**20230026369**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

01/12/23 AT 03:35PM

Pages:  
0004

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	114.00



LEADSHEET



202301120110082

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SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

ES48170

EXHIBIT "2"

E13-202301120110082

Page 5 of 31

**FOR REFERENCE ONLY** 20230026369  
Page 36 of 61

RECORDING REQUESTED BY

Procel Law, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brian Procel

STREET ADDRESS Procel Law, PC  
401 Wilshire Blvd , 12th Floor

CITY, STATE &  
ZIP CODE  
Santa Monica, CA 90401

SPACE ABOVE FOR RECORDER'S USE ONLY

Amended Abstract of Judgment

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
Martin Pritikin (State Bar No. 210845)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401  
TEL NO.: (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown  
c. Social security no. [last 4 digits]: 6944 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401  
Date: January 11, 2023  
Brian Procel  
(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is shown on page 2.  
5. ☒ Original abstract recorded in this county:  
Los Angeles  
a. Date: December 16, 2022  
b. Instrument No.: 20221178779

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99  
7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): December 2, 2022  
b. Renewal entered on (date):  
9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:  
a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a. ☒ not been ordered by the court.  
b. ☐ been ordered by the court effective until (date):  
12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.



David W. Slayton, Executive Officer/Clerk of Court

This abstract issued on (date):  
01/12/2023

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO.:  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (*name and address*):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.



**RECORDING REQUESTED  
AND WHEN RECORDED MAIL TO:**

Brian Procel  
PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401



111.00

\* \$ R 0 0 1 4 1 1 3 2 0 2 \$ \*

2022000409986 8:03 am 12/16/22

90 CR-SC06 A03 3

0.00 0.00 0.00 0.00 6.00 20.00 0.000.0075.00 3.00

THIS SPACE IS FOR RECORDERS USE ONLY

**Abstract of Judgment**

(Title of Document)

***Per Government Code 27388.1(a)(1) "A fee of \$75 dollars shall be paid at the time of recording on every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel or real property. "***

- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of \$225 reached"
- ☐ Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property

**Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.**

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:

Brian Procel (State Bar No. 218657)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401

TEL NO.: (424) 788-4538 FAX NO. (optional):

E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY ☒ JUDGMENT ☐ ASSIGNEE  
FOR CREDITOR OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]:

☒ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

Date: December 14, 2022

Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is  
shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

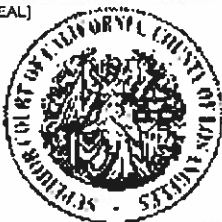
a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

[SEAL]



Bhenni R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):

12/15/2022

Clerk, by M. Nguyen

Deputy

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO.:  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

**RECORDING REQUESTED  
AND WHEN RECORDED MAIL TO:**

Brian Procel  
PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401



111.00

\* \$ R 0 0 1 4 1 5 2 5 0 1 \$ \*

2023000009373 3:06 pm 01/12/23

227 NC-5 A03 3

0.00 0.00 0.00 0.00 6.00 20.00 0.000.0075.00 3.00

THIS SPACE IS FOR RECORDERS USE ONLY

Amended Abstract of Judgment

(Title of Document)

**Per Government Code 27388.1(a)(1) "A fee of \$75 dollars shall be paid at the time of recording on every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel or real property. "**

- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer subject to the imposition of documentary transfer tax", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); is a transfer of real property that is a residential dwelling to an owner-occupier", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier", or
- ☐ Exempt from SB2 fee per GC 27388.1(a)(1); fee cap of \$225 reached"
- ☐ Exempt from SB2 fee per GC 27388.1(a)(1); not related to real property

**Failure to include an exemption reason will result in the imposition of the SB2 Building Homes and Jobs Act Fee.**

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
Martin Pritikin (State Bar No. 210845)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401  
TEL NO.: (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com  
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:  
a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown  
c. Social security no. [last 4 digits]: 6944 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401  
Date: January 11, 2023  
Brian Procel  
(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is shown on page 2.  
5. ☒ Original abstract recorded in this county:  
Orange  
a. Date: December 16, 2022  
b. Instrument No.: 2022000409986

(SIGNATURE OF APPLICANT OR ATTORNEY)

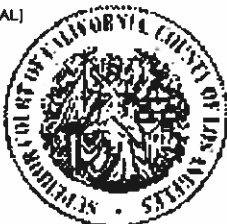
6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99  
7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): December 2, 2022  
b. Renewal entered on (date):

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:  
a. Amount: \$  
b. In favor of (name and address):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has  
a. ☒ not been ordered by the court.  
b. ☐ been ordered by the court effective until (date):  
12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.

(SEAL)



David W. Stalton, Executive Officer/Clerk of Court

This abstract issued on (date):  
01/12/2023

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO.:  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (*name and address*):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

Case 2:23-bk-10990-SK Claim 11 Filed 04/04/23 Desc M20072022-0604784 Page 45 of  
61 12/16/2022 08:53 AM Fees: \$105.00

Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Peter Aidana  
Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENTS TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: NORMA #248

Space above this line for recorder's use only

### Abstract of Judgment

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ This document is a transfer that is subject to the imposition of documentary transfer tax.
- ☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.  
Document reference: \_\_\_\_\_
- ☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.  
Document reference: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:

Brian Procel (State Bar No. 218657)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401

TEL NO.: (424) 788-4538 FAX NO. (optional):

E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:

20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]:

☒ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

Date: December 14, 2022

Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is  
shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022

b. Renewal entered on (date):

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

(SEAL)



Sherril R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):

12/15/2022

Clerk, by M. Nguyen, Deputy



PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO.:  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423  
Driver's license no. [last 4 digits] and state: ☒ Unknown  
Social security no. [last 4 digits]: ☒ Unknown  
Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

18. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

19. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

RECORDING REQUESTED BY  
Procel Law, PC  
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brian Procel  
STREET ADDRESS 401 Wilshire Blvd., 12th Floor  
CITY, STATE & ZIP CODE Santa Monica, CA 90401



Electronically  
Recorded in Official Records  
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0009468

01/12/2023  
03:35 PM  
SAN

V0956

Titles: 1 Pages: 3

Fees	\$32.00
Taxes	\$ 0.00
CA SB2 Fee	\$75.00
Total	\$107.00

SPACE ABOVE FOR RECORDER'S USE ONLY

## Abstract of Judgment

### Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective July 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

#### Reason for Exemption:

Exempt from fee per GC 27388.1, recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT), or

Exempt from fee per GC 27388.1, recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier, or

Exempt from fee per GC 27388.1, recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on \_\_\_\_\_ (date) as document number \_\_\_\_\_ of Official Records. (Cap. \$225.00)

Exempt from fee per GC 27388.1, fee cap of \$225.00 reached, and/or

Exempt from fee per GC 27388.1, not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
Martin Pritikin (State Bar No. 210845)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401  
TEL NO.: (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com  
☒ ATTORNEY ☒ JUDGMENT ☐ ASSIGNEE  
FOR CREDITOR OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]: 6944

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

Date: January 11, 2023

Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is  
shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy



David W. Stalton, Executive Officer/Clerk of Court

This abstract issued on (date):

01/12/2023

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

COURT CASE NO. :  
20STCV25050

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423  
Driver's license no. [last 4 digits] and state: ☒ Unknown  
Social security no. [last 4 digits]: ☒ Unknown  
Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

18. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

19. Name and last known address  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

Case 2:23-bk-10990-SK Claim 11 Filed 04/04/23 Desc Main Document Page 51 of  
61

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel  
PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

DOC# 2023-0009943



Jan 12, 2023 03:06 PM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$95.00 (SB2 Atkins: \$75.00)

PAGES: 3

THIS SPACE FOR RECORDER'S USE ONLY

### Abstract of Judgment

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
Martin Pritikin (State Bar No. 210845)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401  
TEL NO.: (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com  
☒ ATTORNEY ☒ JUDGMENT ☐ ASSIGNEE  
FOR CREDITOR OF RECORD  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:  
a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown  
c. Social security no. [last 4 digits]: 6944 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.  
3. Judgment creditor (name and address):  
Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401  
Date: January 11, 2023  
Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is  
shown on page 2.  
5. ☐ Original abstract recorded in this county:  
a. Date:  
b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): December 2, 2022  
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

- a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a. ☒ not been ordered by the court.  
b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy



David W. Slayton, Executive Officer/Clerk of Court

This abstract issued on (date):  
01/12/2023

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (address):

322 N. June Street  
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000116414**

12/16/2022

Titles: 1 Pages: 3

10:52 AM

Total Fees: \$137.00

CORRAE

eRecorded by CSC/Ingeo

**LIEN NOTICE MAILED**

**Abstract of Judgment**

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- ☐ Not related to real property - GC 27388.1 (a) (1)
- ☐ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier *or* recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- ☐ Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401

TEL NO. (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:  
a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004

Lien Notice Mailed to Debtor at  
address shown. Govt Code 27297.5

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown  
c. Social security no. [last 4 digits]: ☒ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.  
3. Judgment creditor (name and address):  
Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401  
Date: December 14, 2022  
Brian Procel

4. ☒ Information on additional judgment creditors is  
shown on page 2.  
5. ☐ Original abstract recorded in this county:

- a. Date:  
b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022  
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

- a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a. ☒ not been ordered by the court.

- b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy



Sherri R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):  
12/15/2022

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO. : 20STCV25050
---	---------------------------------

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401
14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423  
Driver's license no. [last 4 digits] and state: ☒ Unknown  
Social security no. [last 4 digits]: ☒ Unknown  
Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004
17. Name and last known address  
[Redacted]  
Lien Notice Mailed to Debtor at  
address shown. Govt Code 27297.5  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

18. Name and last known address  
[Redacted]  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):
19. Name and last known address  
[Redacted]  
Driver's license no. [last 4 digits] and state: ☐ Unknown  
Social security no. [last 4 digits]: ☐ Unknown  
Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

Electronically Recorded in Official Records  
County of Ventura County  
Michelle Ascencion  
Ventura County Clerk-Recorder

**DOC# 2023000002104**

01/12/2023

Titles: 1 Pages: 3

11:56 AM

Total Fees: \$137.00

HERND

eRecorded by CSC/Ingeu

## LIEN NOTICE MAILED

Amended Abstract of Judgment

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- ☐ Not related to real property - GC 27388.1 (a) (1)
- ☐ Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier or recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- ☐ Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
Brian Procel (State Bar No. 218657)  
Martin Pritikin (State Bar No. 210845)  
PROCEL LAW, PC  
401 Wilshire Boulevard, 12th Floor  
Santa Monica, California 90401  
TEL NO.: (424) 788-4538 FAX NO. (optional):  
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com  
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 111 North Hill Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: Los Angeles, CA 90024  
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.  
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:  
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:  
a. Judgment debtor's

Name and last known address

Leslie Klein  
322 N. June Street  
Los Angeles, CA 90004  
Lien Notice Mailed to Debtor at  
address shown. Govt Code 27297.5

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown  
c. Social security no. [last 4 digits]: 6944 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
Leslie Klein  
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is  
shown on page 2.  
3. Judgment creditor (name and address):  
Joseph Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401  
Date: January 11, 2023  
Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is  
shown on page 2.  
5. ☒ Original abstract recorded in this county:  
Ventura  
a. Date: December 16, 2022  
b. Instrument No.: 2022000116414

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022  
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



This abstract issued on (date):  
01/12/2023

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

- a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a. ☒ not been ordered by the court.

- b. ☐ been ordered by the court effective until  
(date):

12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.

David W. Stayton, Executive Officer/Clerk of Court  
Clerk, by B. Portier Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
Erica Vago  
c/o PROCEL LAW, PC  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401
14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
Les Klein & Associates, Inc.  
1425 Ventura Blvd.  
Sherman Oaks, CA 91423  
Lien Notice Mailed to Debtor at  
address shown. Govt Code 27297.5
17. Name and last known address
- Driver's license no. [last 4 digits] and state: ☒ Unknown
- Social security no. [last 4 digits]: ☒ Unknown
- Summons was personally served at or mailed to (address):  
322 N. June Street  
Los Angeles, CA 90004
- Driver's license no. [last 4 digits] and state: ☐ Unknown
- Social security no. [last 4 digits]: ☐ Unknown
- Summons was personally served at or mailed to (address):

18. Name and last known address
- Driver's license no. [last 4 digits] and state: ☐ Unknown
- Social security no. [last 4 digits]: ☐ Unknown
- Summons was personally served at or mailed to (address):
19. Name and last known address
- Driver's license no. [last 4 digits] and state: ☐ Unknown
- Social security no. [last 4 digits]: ☐ Unknown
- Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.



**STATE OF CALIFORNIA**  
**Office of the Secretary of State**  
**NOTICE OF JUDGMENT LIEN (JL 1)**  
California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: U230002837926

Date Filed: 1/12/2023

**Submitter Information:**

Contact Name brian procel  
Organization Name procel law, PC  
Phone Number (424) 788-4538  
Email Address brian@procel-law.com  
Address 400 WILSHIRE BOULEVARD  
12TH FLOOR  
SANTA MONICA, CA 90401

**Judgment Debtor Information:**

Judgment Debtor Name	Mailing Address
leslie klein	322 n. june street los angeles, CA 90004
leslie klein & associates	14245 ventura boulevard suite 301 sherman oaks, CA 91423

**Judgment Creditor Information:**

Judgment Creditor Name	Mailing Address
erica vago	124 n. highland avenue los angeles, CA 90036
joseph vago	124 n. highland avenue los angeles, CA 90036

**Judgment Information:**

A. Name of Court Where Judgment Was Entered Los Angeles superior court  
B. Title of the Action vago v. klein  
C. Case Number 20STCV25050  
D. Date Judgment Was Entered 12/02/2022

E. Date(s) of Subsequent Renewal of Judgment (if any)
None Entered

F. Date of This Notice 01/12/2023  
G. Amount Required to Satisfy Judgment at This Date of Notice \$24,334,038.99

All property subject to enforcement of a Money Judgment against the Judgment Debtor to which a Judgment Lien on personal property may attach under Section 697.530 of the Code of Civil Procedure is subject to this Judgment Lien.

**Declaration and Signature:**

Declaration: I am representing the legal firm that is the Attorney of Record for the Judgment Creditor.  
Organization Name: Procel Law, PC

☒ I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Brian procel

01/12/2023

Sign Here

Date

0044-22270 07:71 0707/71/70 0044-22270